



1334 Hamilton Street NW
Calgary, Alberta

MLS # A2300363



\$1,188,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shelving in laundry and furnace room

Look beyond the usual inner-city infill and take a look at this! A move-in ready, 5-bedroom bungalow on a full-sized lot in sought-after St. Andrews Heights. Offering 1,345 sq ft on an oversized 54' x 134' lot, this lovingly maintained home has been meticulously cared for by long-term owners and thoughtfully updated over the years—combining the durability of a classic bungalow with modern comfort. Set on a quiet, tree-lined street with mature landscaping and excellent curb appeal, you're just steps to parks, pathways, and schools, with quick access to Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, and downtown. Inside, a bright and thoughtful main floor layout features hardwood floors, an expanded living room with a wall of windows overlooking the backyard, and an updated kitchen with maple cabinetry, generous counter space, pantry, and a central island with seating. A full dining area connects seamlessly to the living space, while three bedrooms and an updated 4-piece bath complete the level. The fully developed basement adds two additional bedrooms, a 3-piece bath, ample storage, and a spacious rec room—ideal for family, guests, or home office flexibility. Extensive updates—including windows, furnace (2023), appliances, roof, and more—offer true move-in ready confidence, while the oversized lot and double detached garage provide both immediate enjoyment and future potential. A rare opportunity—and exceptional value—in one of Calgary's most established inner-city communities.